



# City of Broken Arrow

## Request for Action

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**File #: 18-985, Version: 1**

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**Broken Arrow Planning Commission  
08-23-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ-2011, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23<sup>rd</sup> Street, north of the Creek Turnpike

**Background:**

**Applicant:** Alex Mills, City of Broken Arrow, Engineering & Construction  
**Owner:** Storybook Properties  
**Developer:** City of Broken Arrow  
**Engineer:** City of Broken Arrow  
**Location:** One-half mile south of Florence Street, west of 23<sup>rd</sup> Street, north of the Creek Turnpike  
**Size of Tract** 3.03 acres  
**Number of Lots:** 1  
**Present Zoning:** AG  
**Comp Plan:** Level 6 (Regional Employment)

BAZ-2011 is a request to change the zoning designation on a 3.03-acre tract from A-1 (Agricultural) to CG (Commercial General). The property is located one-half mile south of Florence Street, west of 23<sup>rd</sup> Street and north of the Creek Turnpike. The City of Broken Arrow will be purchasing the property with the intention of constructing a new fire station.

Currently, the property is used for agricultural purposes. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved. For the transfer of title, there is a request for a lot-split (BAL-2036) to be approved by the Planning Commission.

### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	A-1	Agricultural
East	Level 1	RS-1 & A-R-1	Single Family Residential
South	Level 6	A-1	Agricultural
West	Level 6	A-1	Agricultural

According to FEMA maps, none of the property is located in a 100-year floodplain area.

The property is designated as Level 6 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 6. The property associated with BAZ-2011 is proposed to be developed as a public safety facility which is allowed in the CG district.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Survey

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2011 be approved, subject to the property being platted with the allowance an application for lot split for the transfer of title. The use and zoning change is contingent on the property being platted.

**Reviewed and Approved By:** Michael W. Skates

LRC